



West End Library Development

BCDC Presentation
March 4, 2025

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- Project Facts
- Context and Existing Conditions
- Historical Context & Project Mission
- Urban Design Strategy
- Site & Open Space
- Building Design Overview

Development Team

Co-Developers:	Preservation of Affordable Housing Caste Capital		
Article 80 Consultant:	Bevco	Civil:	Nitsch Engineering
Zoning Attorney:	Goulston & Storrs	Traffic Engineers:	VHB
		Sustainability:	enviENERGY Studio
Design Architect:	MASS Design Group		
Architect of Record:	The Architectural Team	Property Management:	POAH Communities
Landscape Architect:	G2 Collaborative		

Development Program

- **22,195** SF Lot Area
- **176,520** SF Gross Floor Area
- **165'** building height
- **14** stories
 - 12 stories for residential
 - 2 stories for the library
- Approx. **119** residential rental units
- Approx. **19,000** SF of community space for the library
- Outdoor plaza
- No vehicle parking
- Approx. **160** bicycle parking spaces
 - 128 long-term
 - 32 short-term

Bedroom	Total	% of Total
Studio	12	10%
One	29	24%
Two	70	59%
Three	8	7%
Total	119	100%

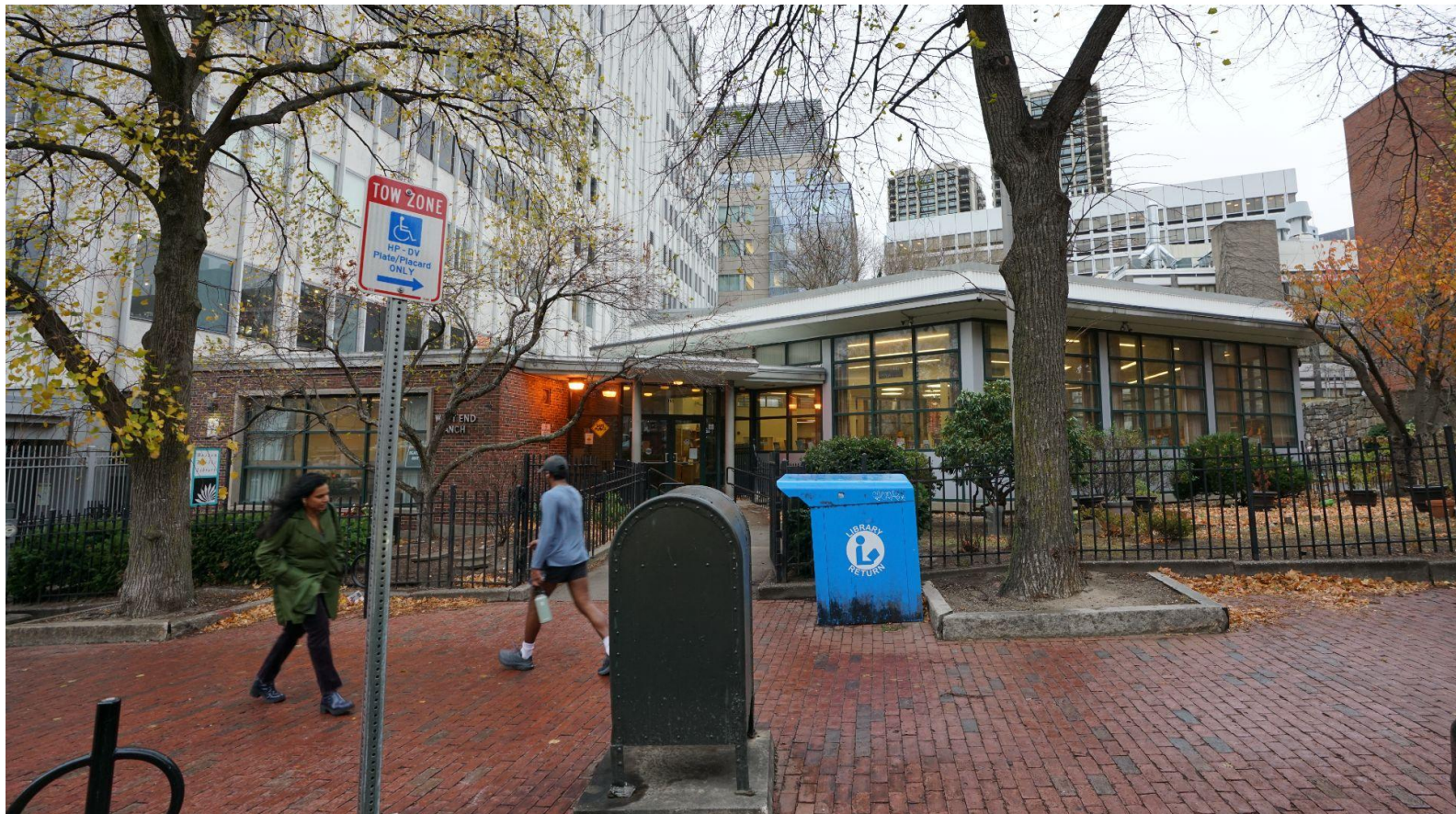
Affordable to Households at:	Total	% of Total
30% AMI	40	34%
60% AMI	49	41%
80% AMI	30	25%
Total	119	100%

** Rents for 60% units are underwritten to 55% AMI affordability to provide flexibility to rent to household making between 50% and 60% AMI.*

Context Map



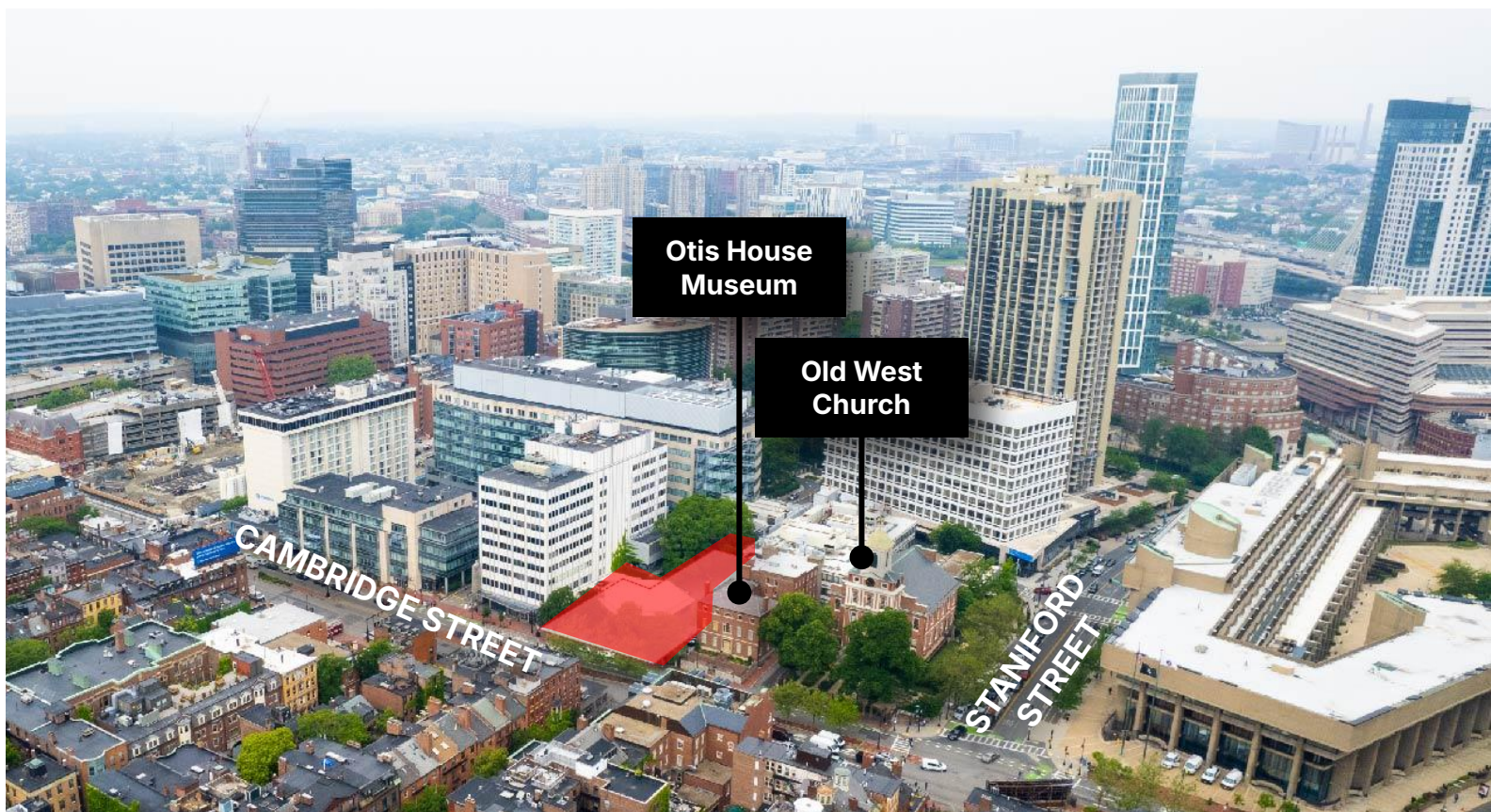
Existing Conditions



< Front view of existing library building from Cambridge Street



^ View of Harrison Gray Otis House from Cambridge and Temple Streets



< Aerial view of site looking northwest

Project Mission



St. Joseph's Church



Elizabeth Peabody House



African Meeting House



Otis House and Old West Church

^ Prior to Urban Renewal, the West End was a melting pot of cultures grounded by vibrant social and civic institutions.

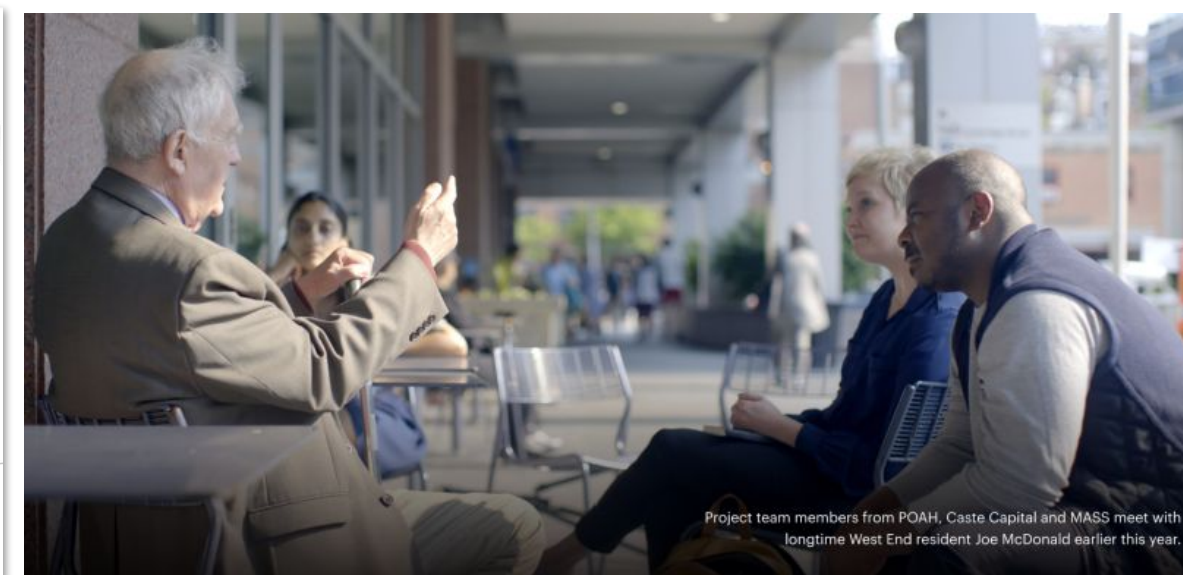
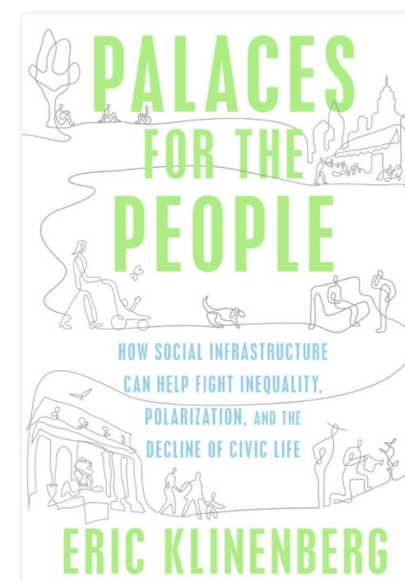


Aerial image of the West End in the early 20th century



Aerial image of the West End c. 1960

We see this project as an opportunity to **Rebuild Social Infrastructure** in the West End.



Project team members from POAH, Caste Capital and MASS meet with longtime West End resident Joe McDonald earlier this year.



Alcott
Tower
~480 ft

Longfellow
Towers
~350 ft

MGH
Dermatology
~150 ft

Charles River
Plaza Complex
~140 ft

165 Cambridge
Street (MGH)
~135 ft

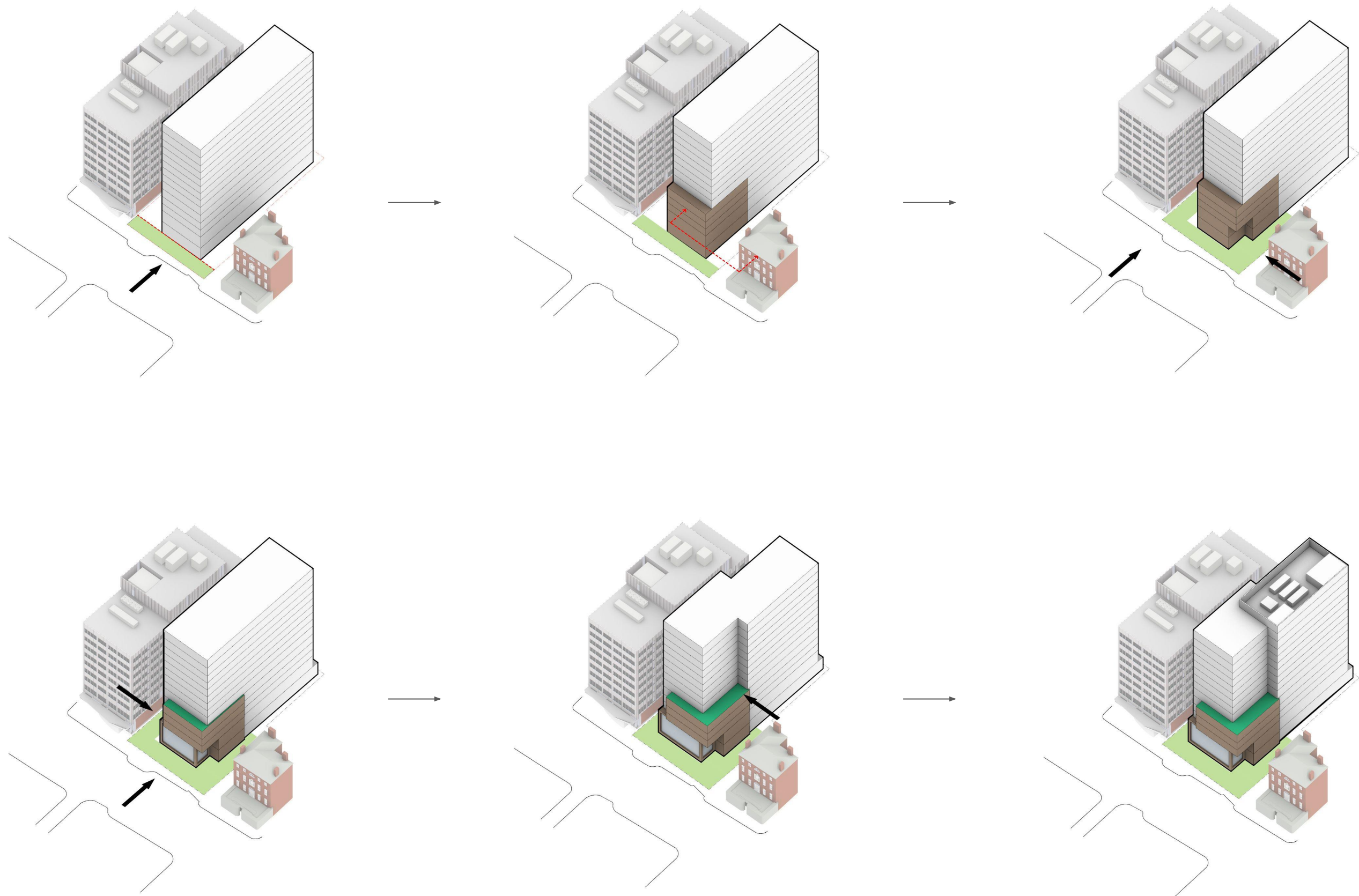
Wyndham
~130 ft

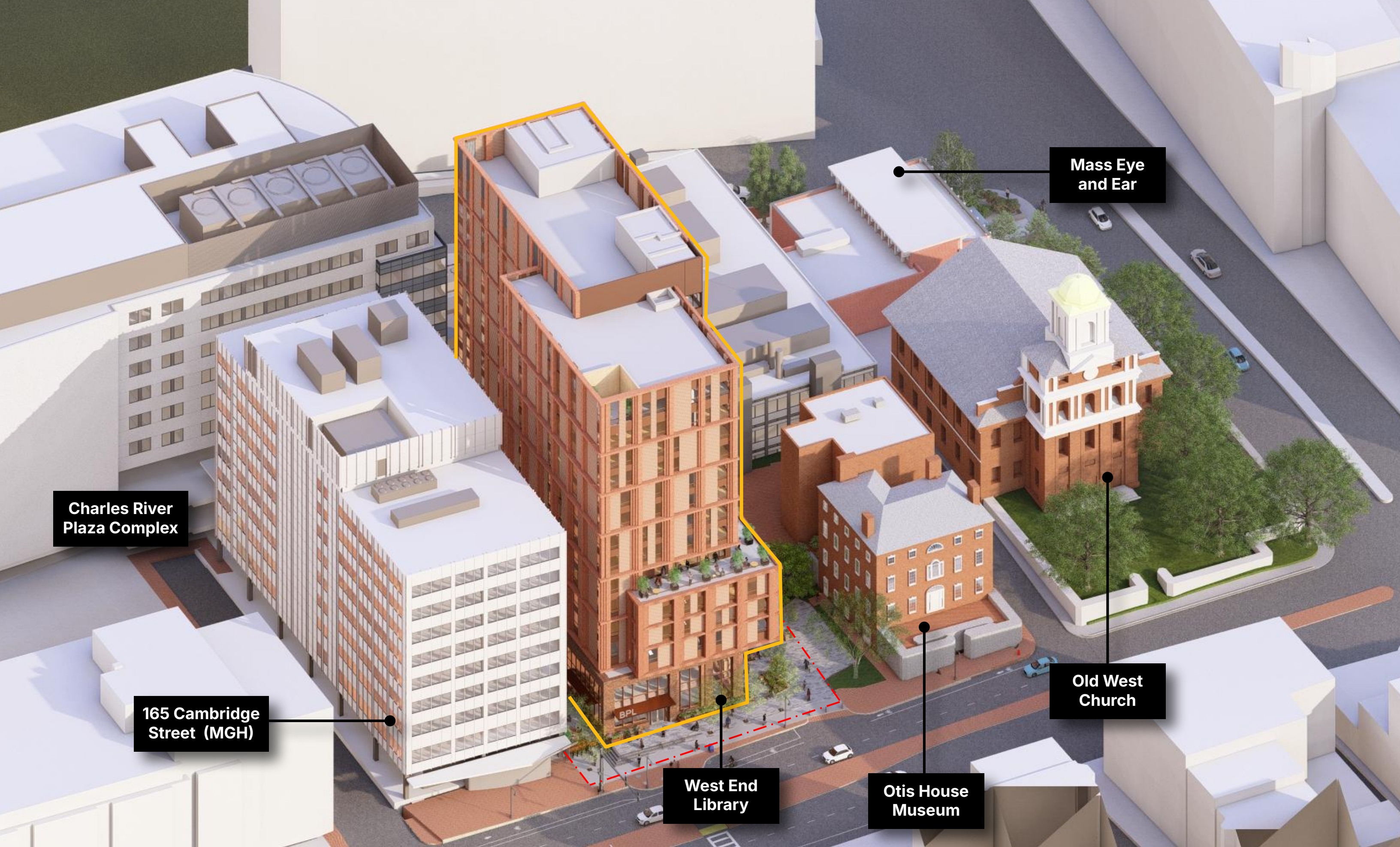
MGH Ragon
Building
~200'

West End Library
Development
165 ft + Penthouse



Urban Design Strategy





Charles River
Plaza Complex

165 Cambridge
Street (MGH)

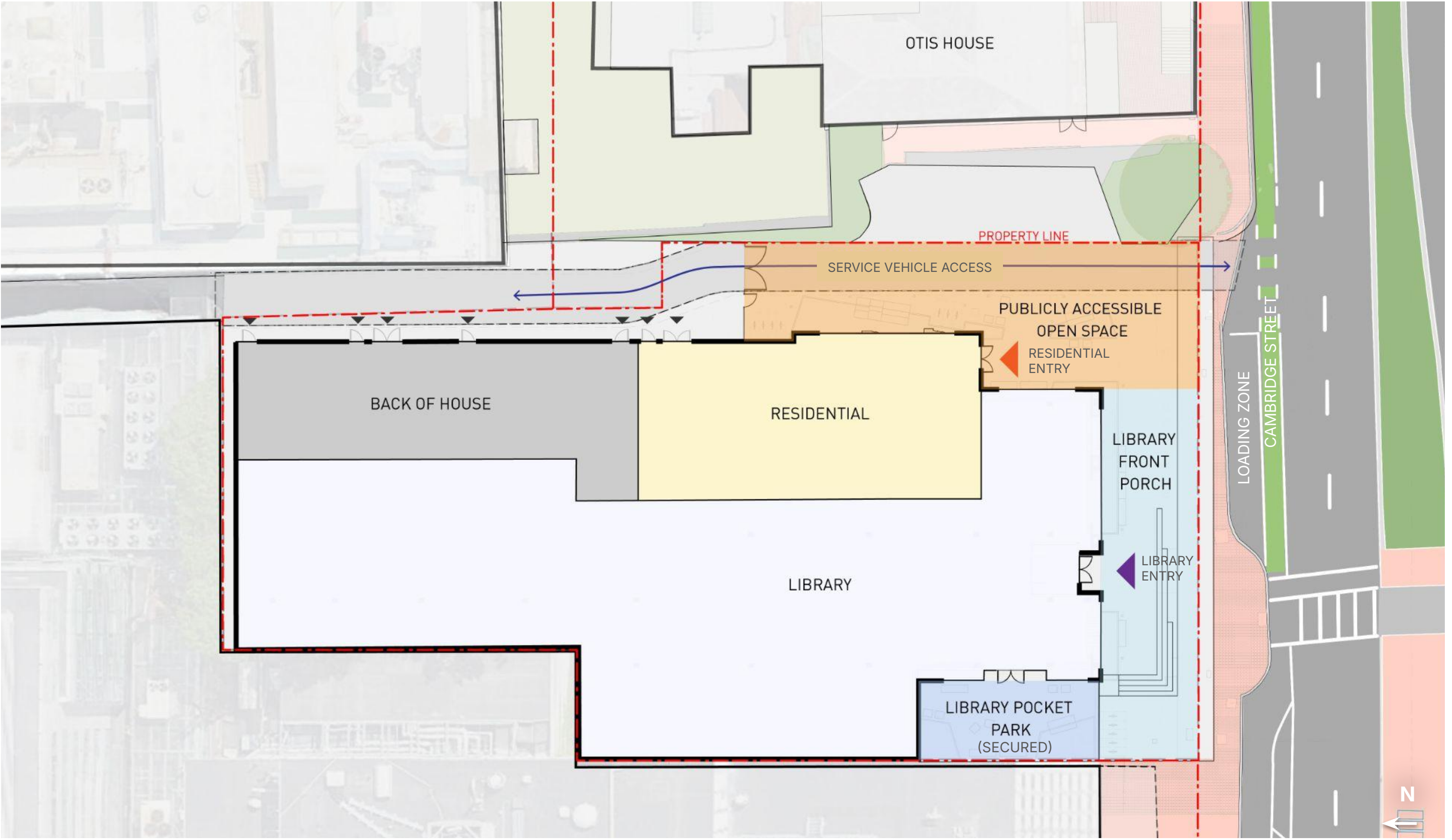
Mass Eye
and Ear

Old West
Church

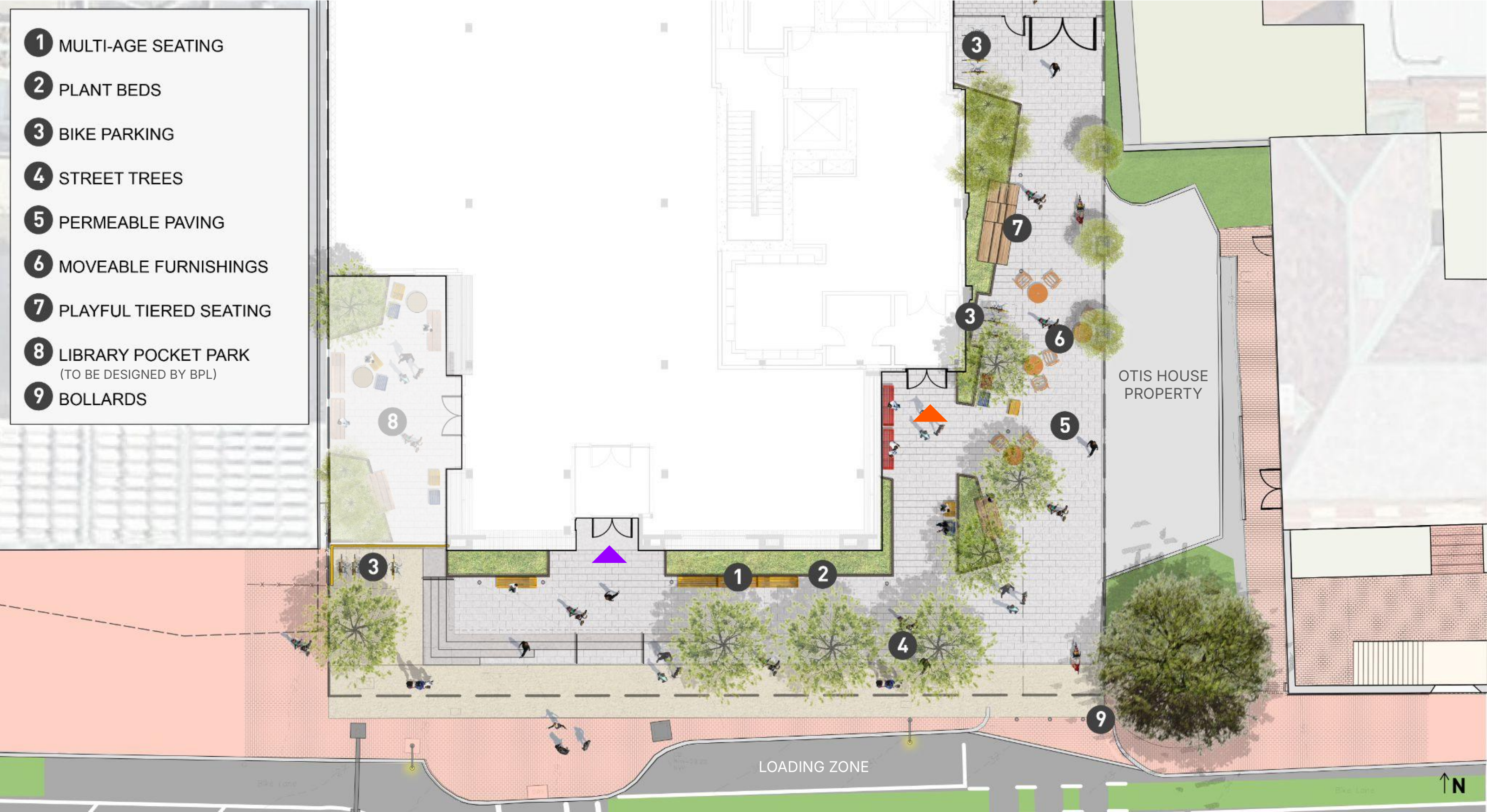
West End
Library

Otis House
Museum

Ground Level Site Diagram



Open Space Plan



Landscape Materiality + Precedents



Multi-tiered seating



Historic Markers



Multi-generational Seating



Historic Markers + Public Art



Resilient Planting



Tree Planting

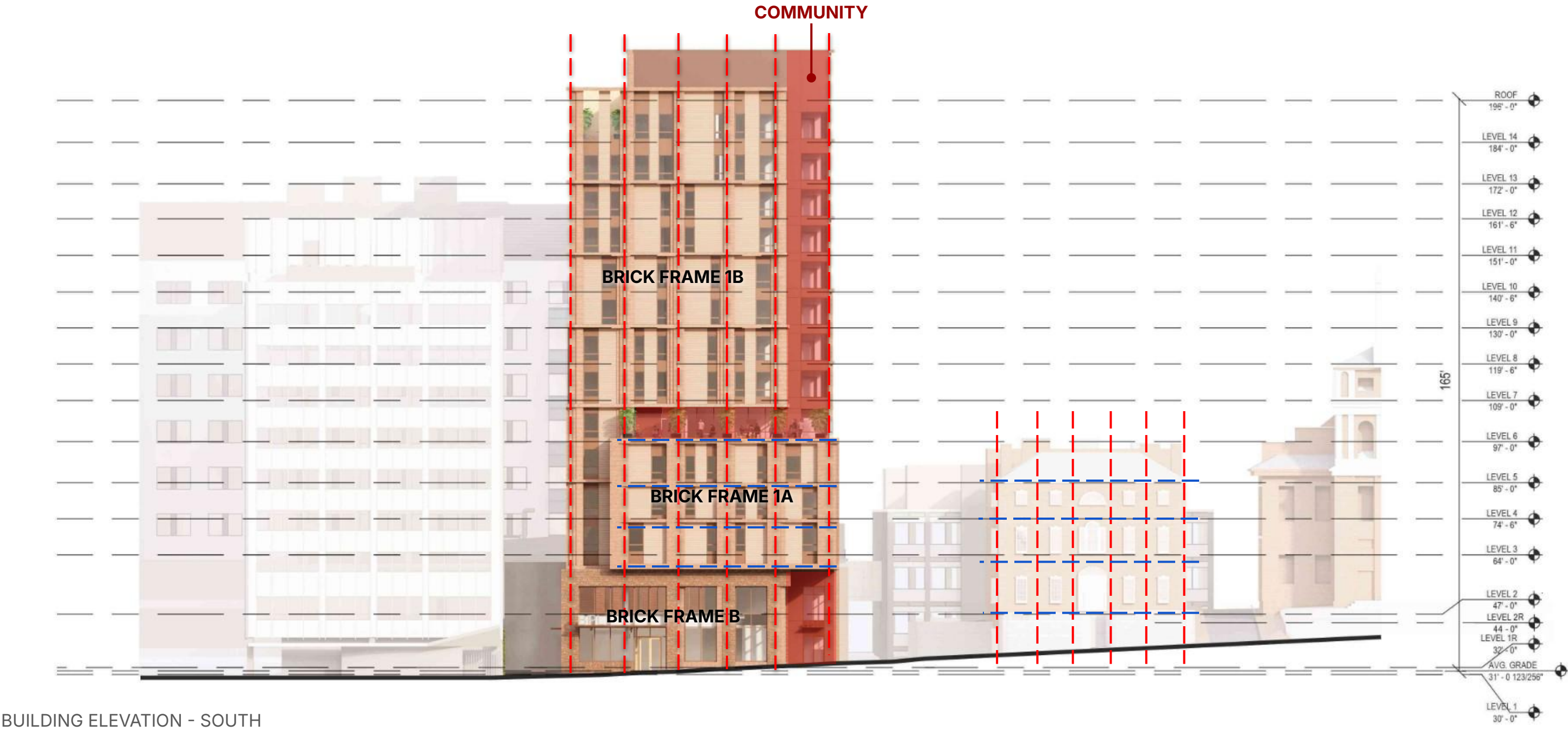




Shared Open Space

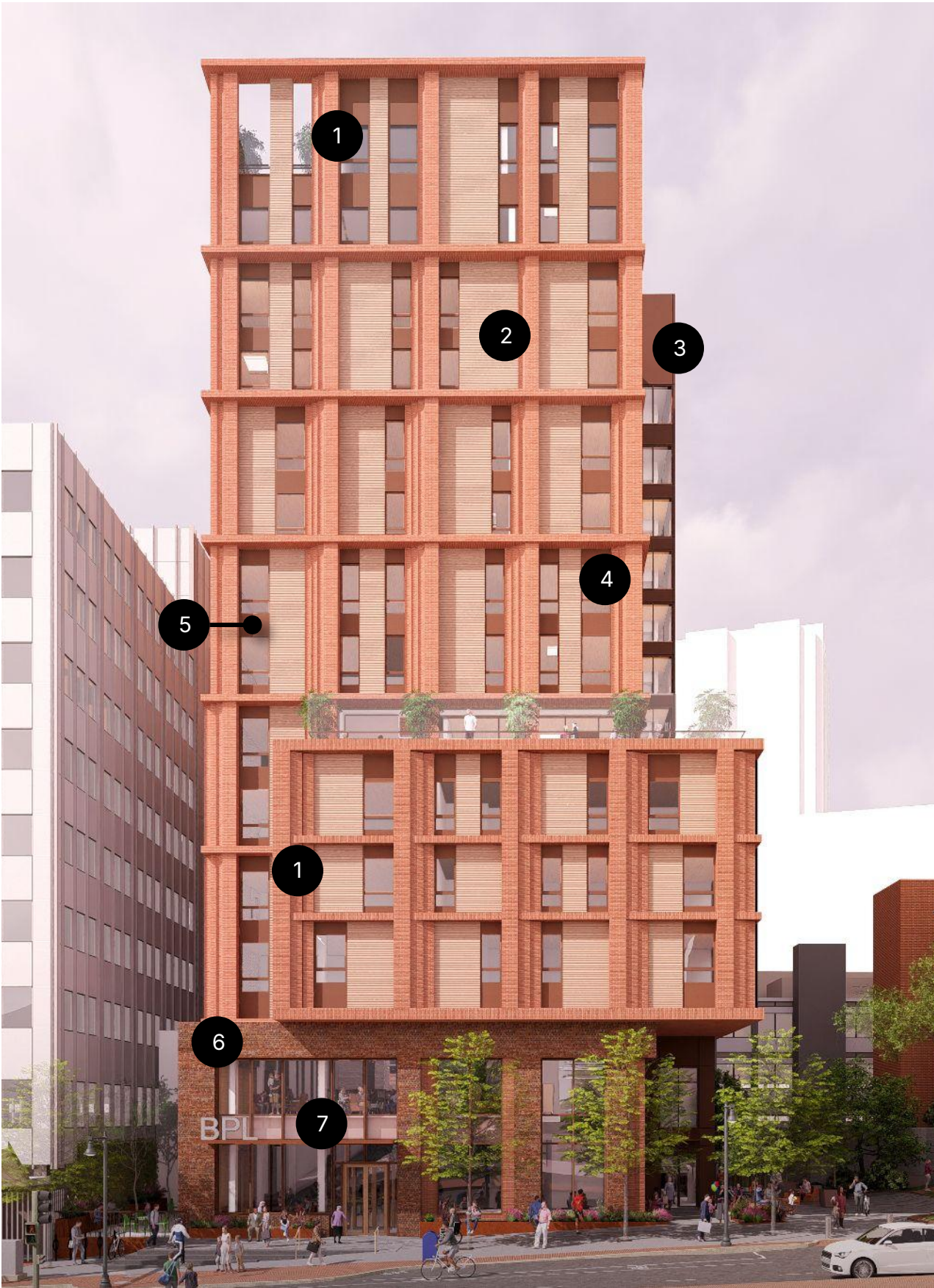


Facade Diagram

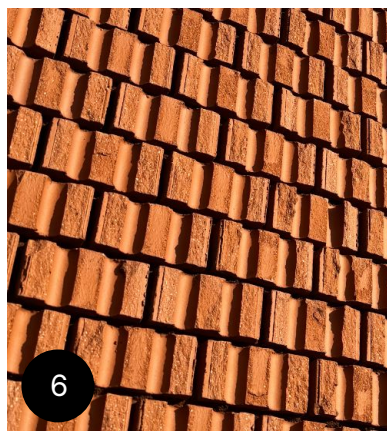
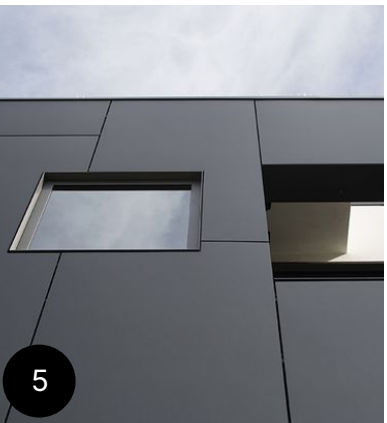
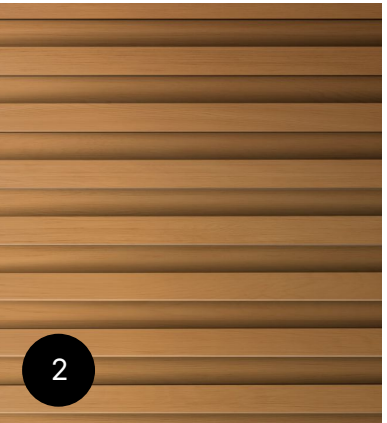
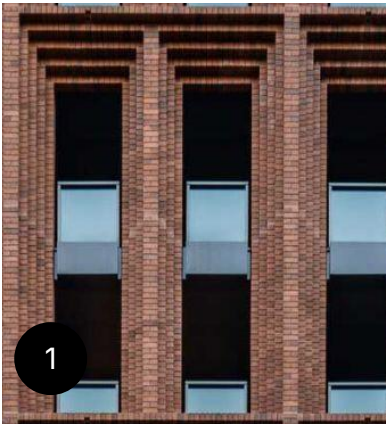


Proposed Facade Materials

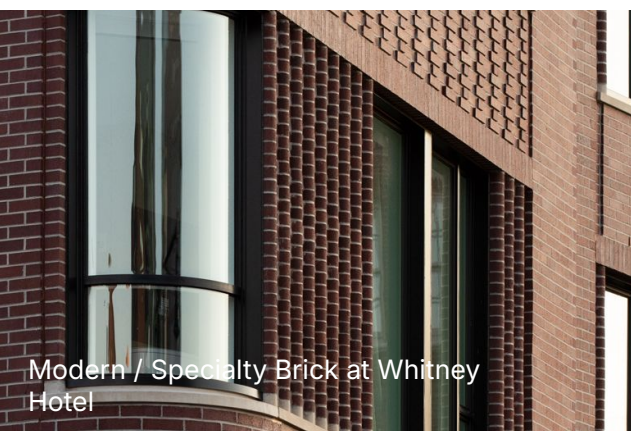
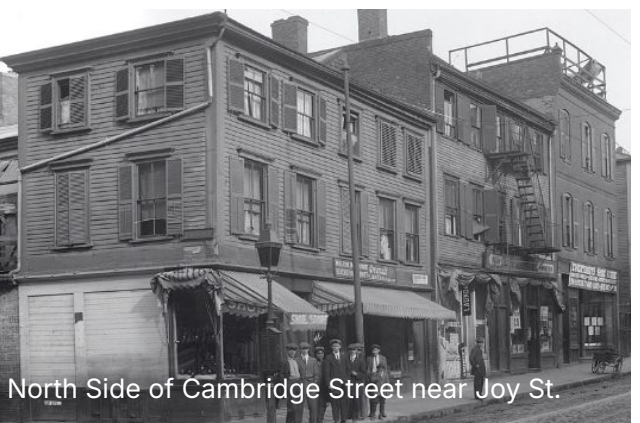
- 1. Layered Brick Pilasters & Frame
- 2. Ribbed Metal Infill Panel
- 3. Specialty Panel / Pattern at Elevator Lobbies & Community Spaces
- 4. Triple Glazed Polymer Residential Windows
- 5. Premium Fiber Cement Panels to Match Window Frames
- 6. Textured / Specialty Brick at Library Facade
- 7. Triple Glazed Curtain Wall



Precedent Images



Neighborhood + Historical Context







View from Stanford Street & Cardinal O'Connell Way looking South



View from Cambridge & Temple Street looking West

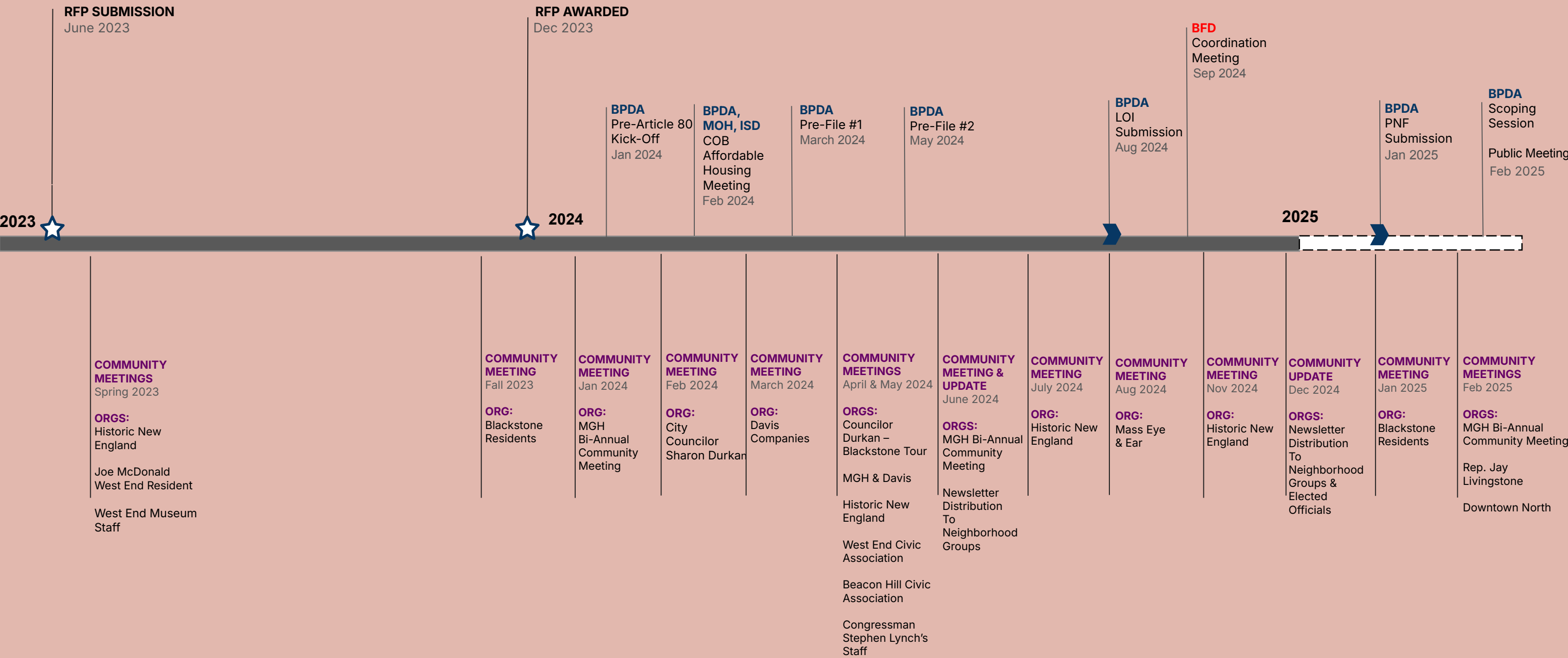


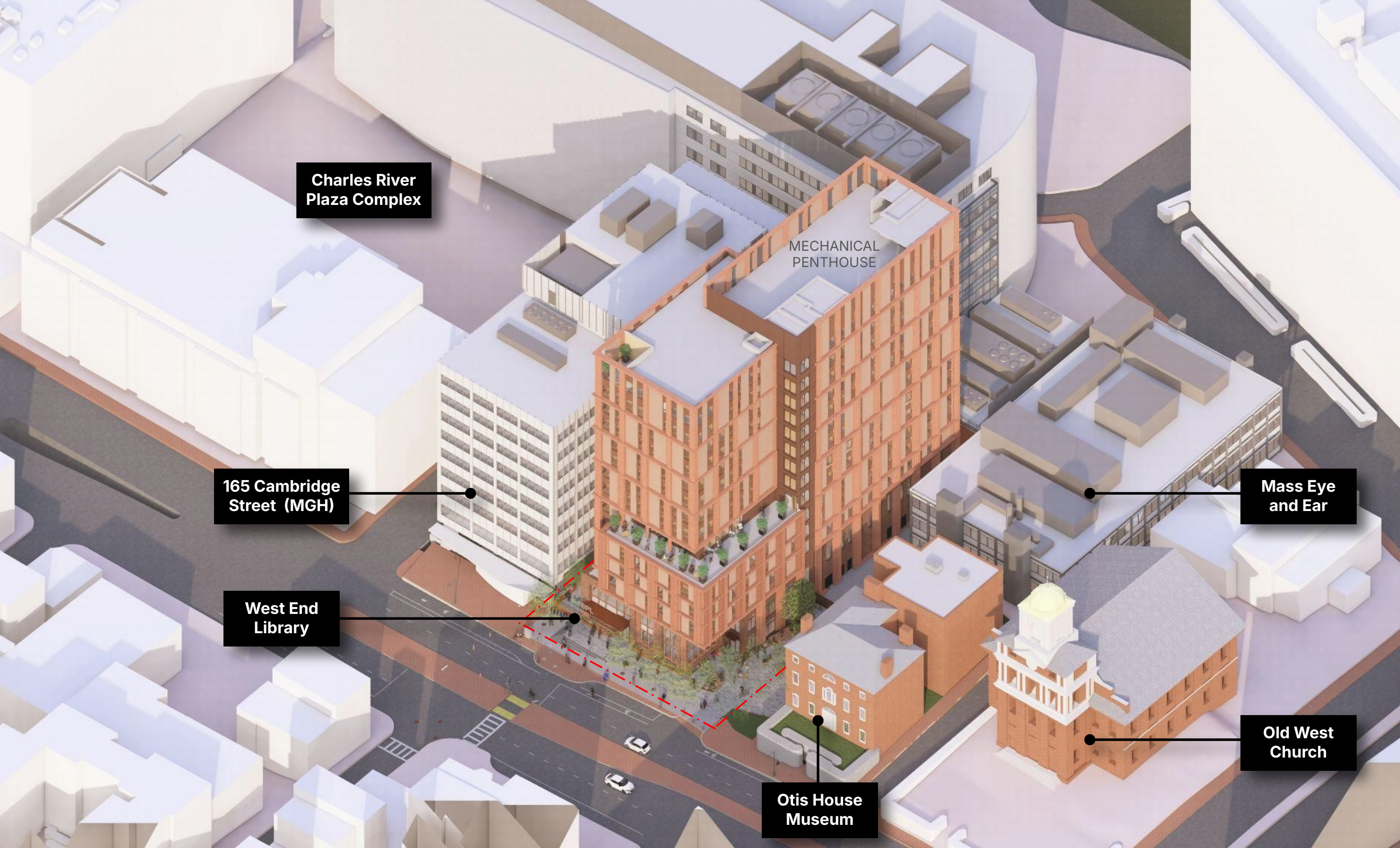
View from Cambridge Street looking East

Appendix

Engagement Timeline

In April 2023, the City of Boston issued an RFP for the redevelopment of the West End Branch of the Boston Public Library located at 151 Cambridge Street in the West End neighborhood of Boston. The City received several proposals for the redevelopment, and in December 2023 POAH and Caste Capital were selected to lead the development efforts. The team has held several meetings with abutters, neighborhood groups, and elected officials to provide information and gather feedback on the project. Throughout this process, the team has maintained continuous communication with MOH, BPL, and PFD, while prioritizing the cultivation of a strong, lasting partnership with the community—one that will continue beyond the project’s completion. A summary of these activities is outlined below.





Charles River
Plaza Complex

MECHANICAL
PENTHOUSE

165 Cambridge
Street (MGH)

Mass Eye
and Ear

West End
Library

Old West
Church

Otis House
Museum

Open Space Axonometric







Neighborhood Context: Past & Present



Brick Detailing at the Whitney Hotel



Brick Detailing on Joy Street



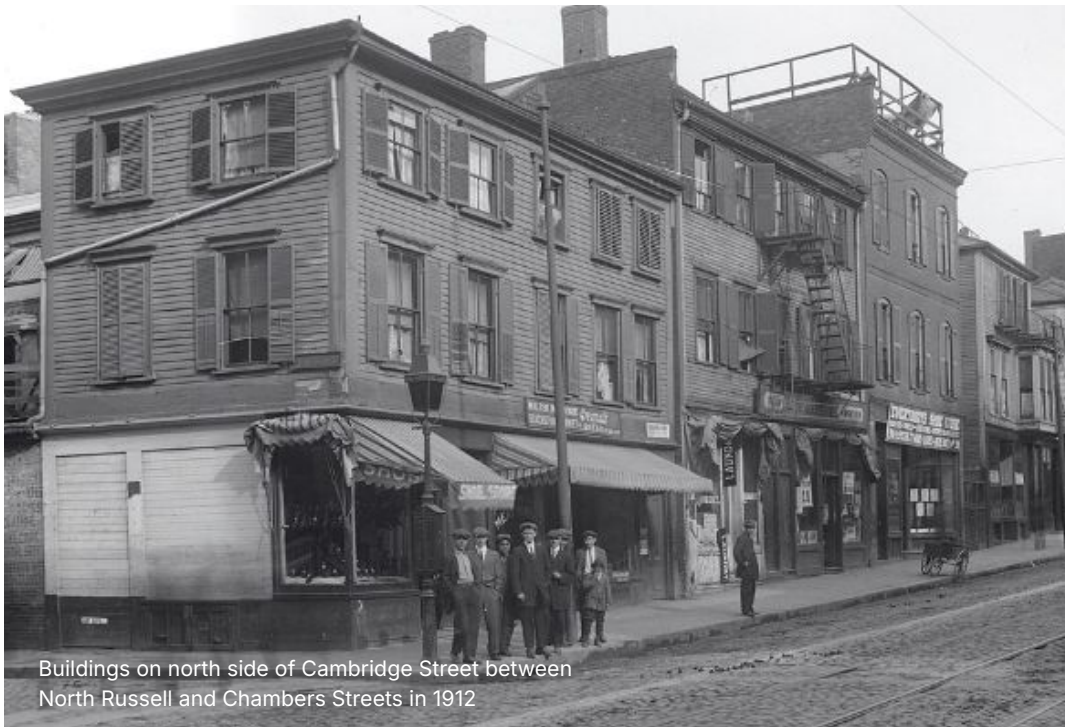
MGH Ragon Building



Bowdoin Square, 1800s



Brick Detailing on Joy Street

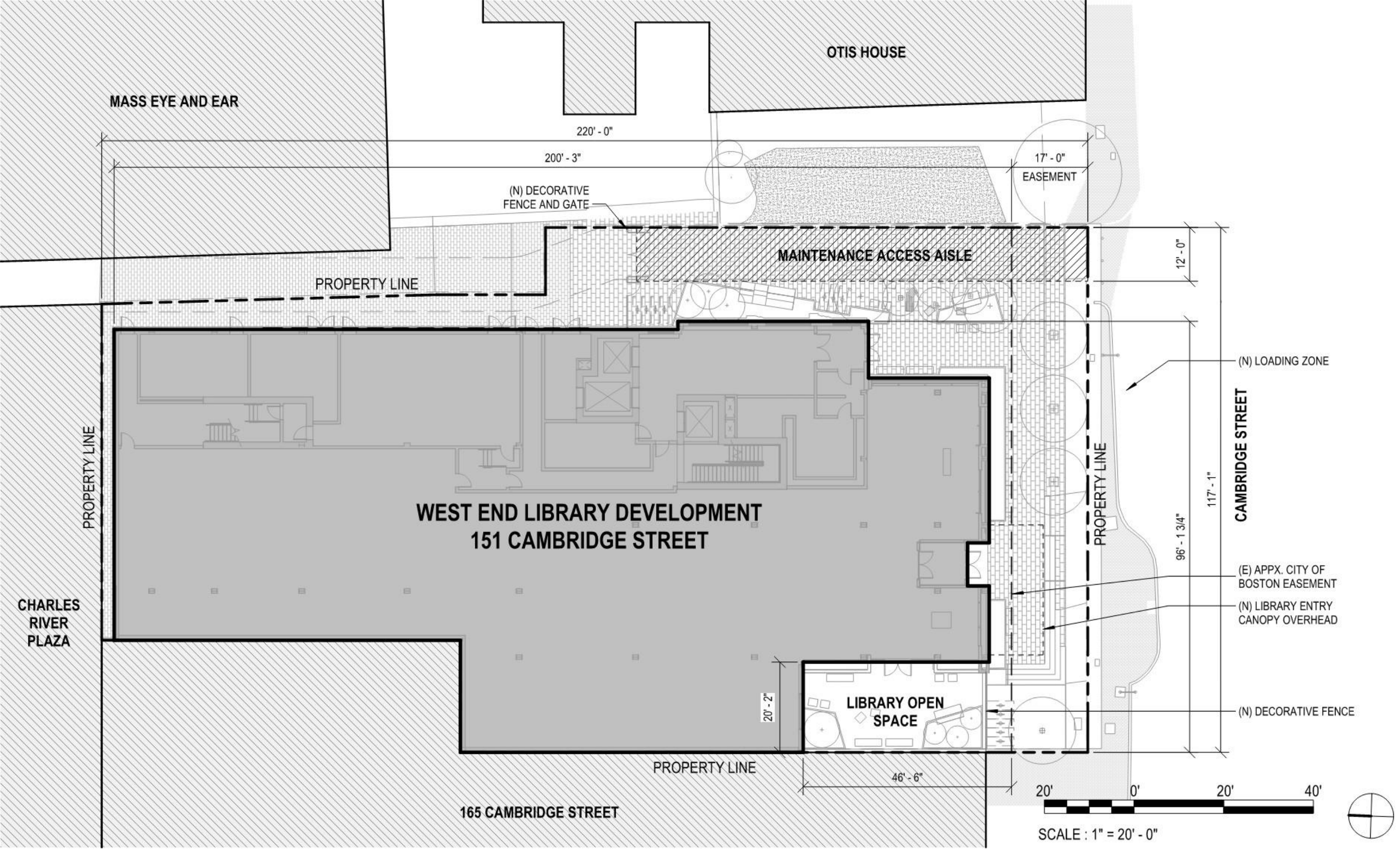


Buildings on north side of Cambridge Street between North Russell and Chambers Streets in 1912

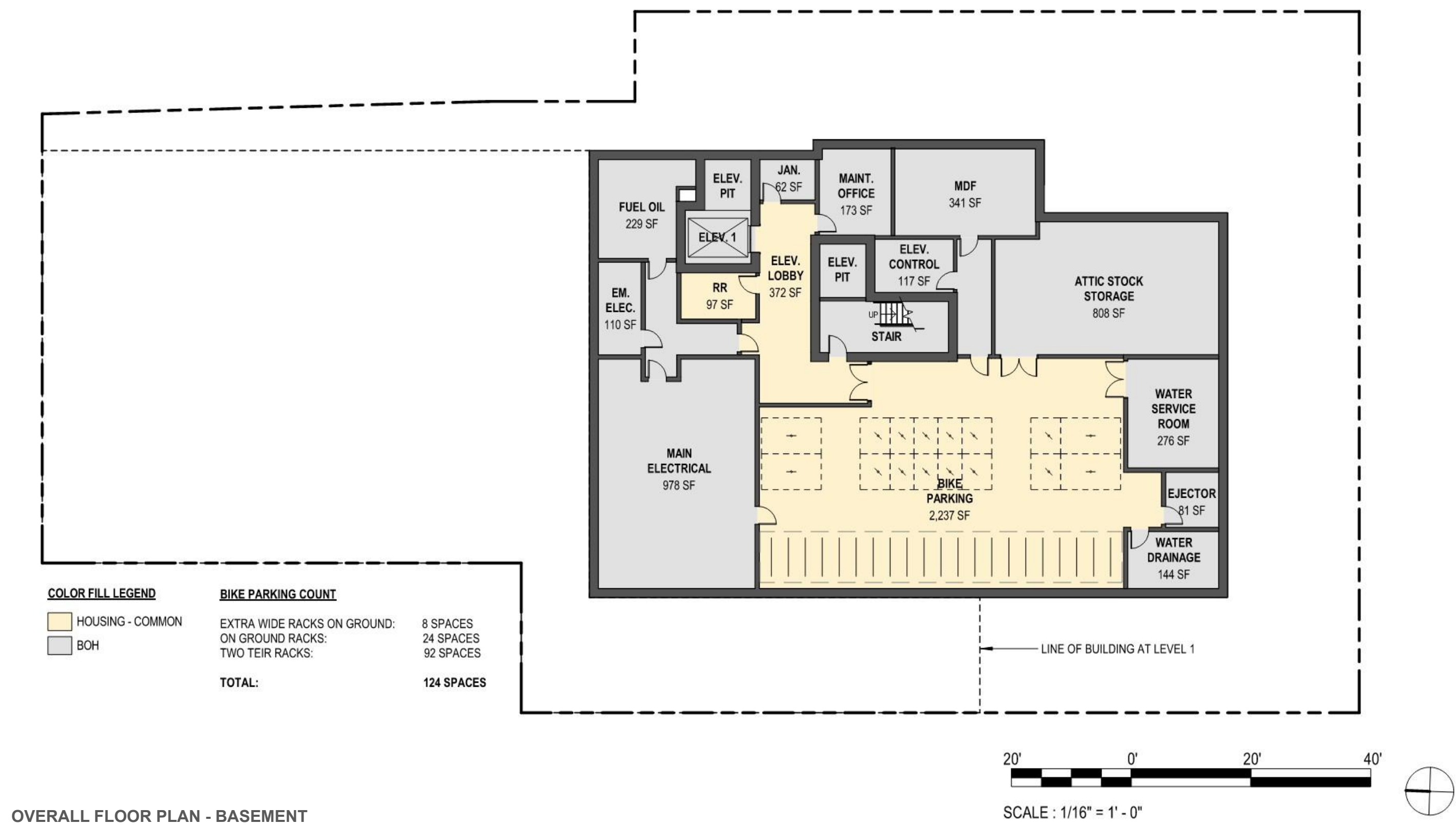


Alley in Beacon Hill, similar to what existed in the West End before Urban Renewal

Architectural Site Plan

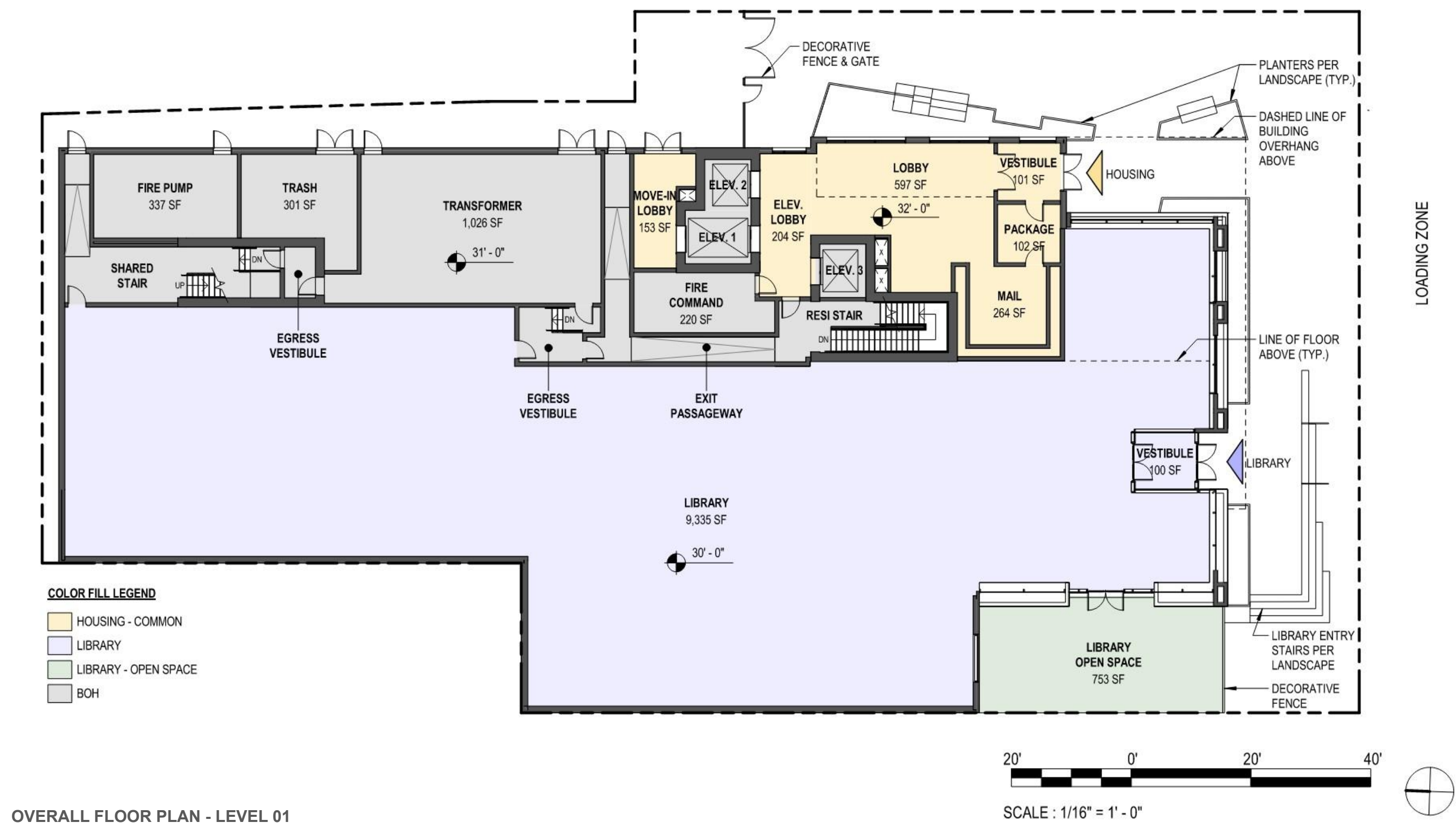


Floor Plan - Basement

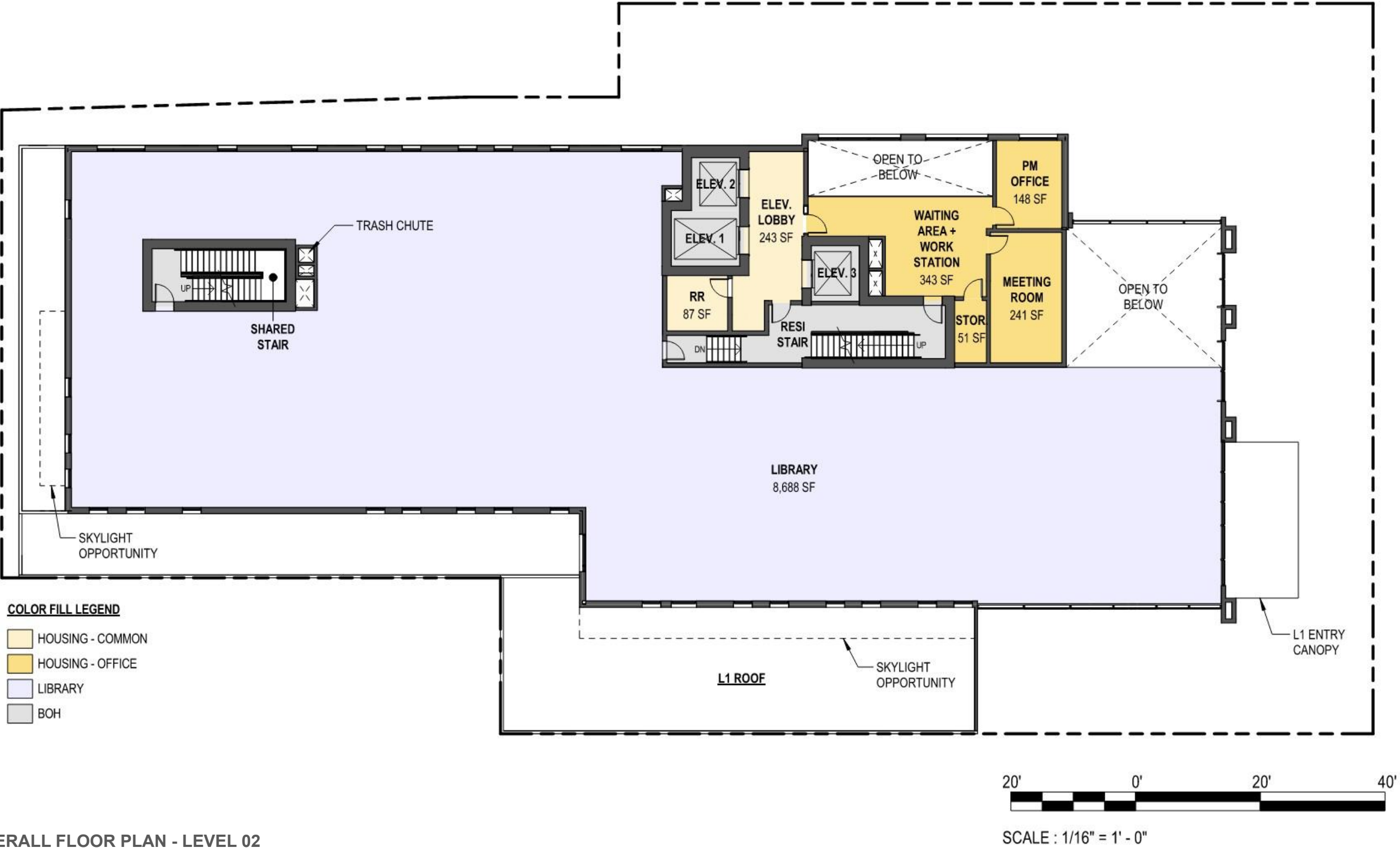


OVERALL FLOOR PLAN - BASEMENT

Floor Plan - Ground Level



Floor Plan - Level 2



OVERALL FLOOR PLAN - LEVEL 02

Floor Plan - Level 3



Floor Plan - Level 6



Floor Plan - Typical Upper Level



COLOR FILL LEGEND

- 1 BR UNIT
- 2 BR UNIT
- 3 BR UNIT
- HOUSING - COMMON
- HOUSING - AMENITY
- BOH

OVERALL FLOOR PLAN - LEVEL 10



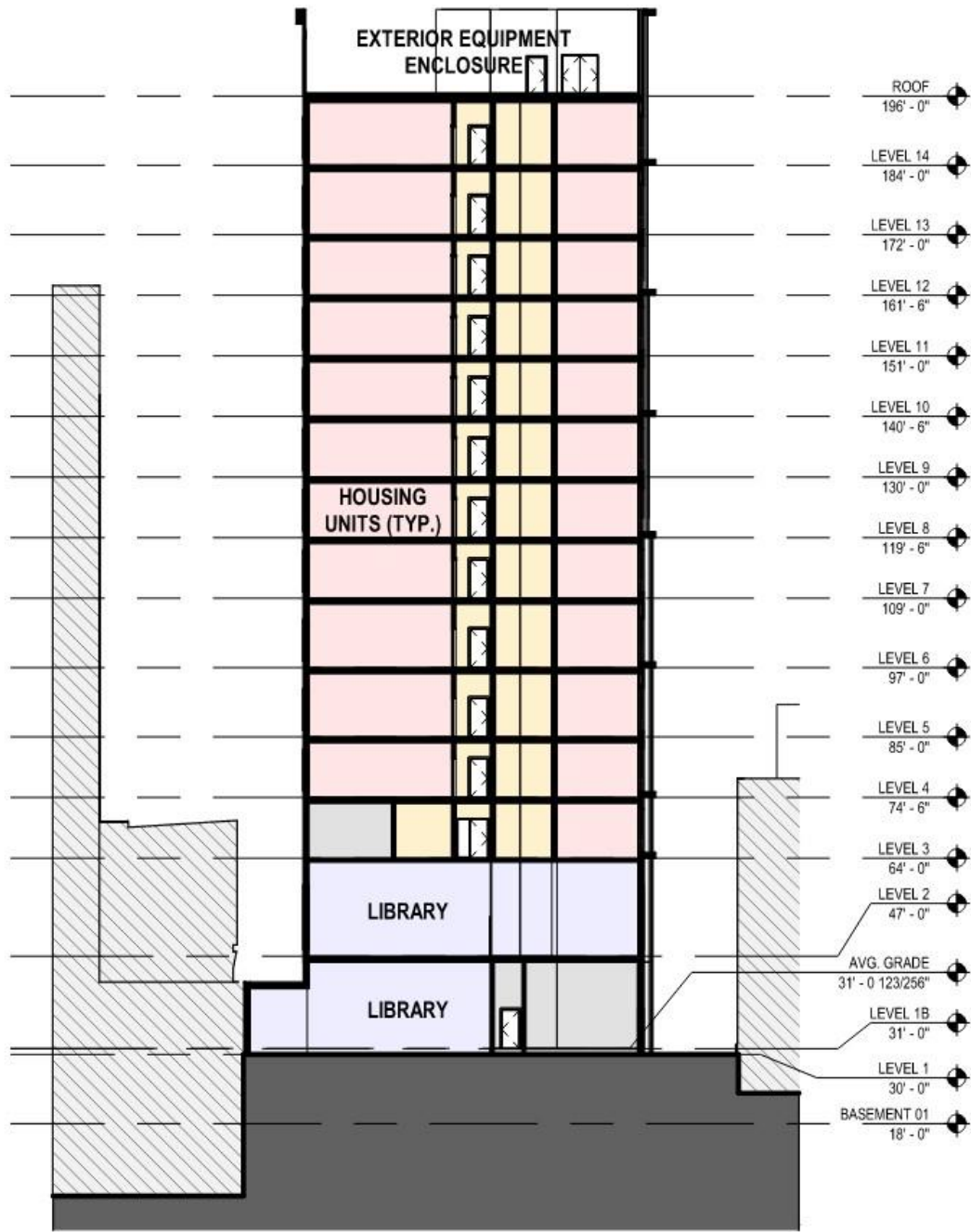
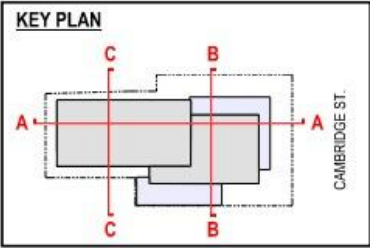
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Floor Plan - Level 14

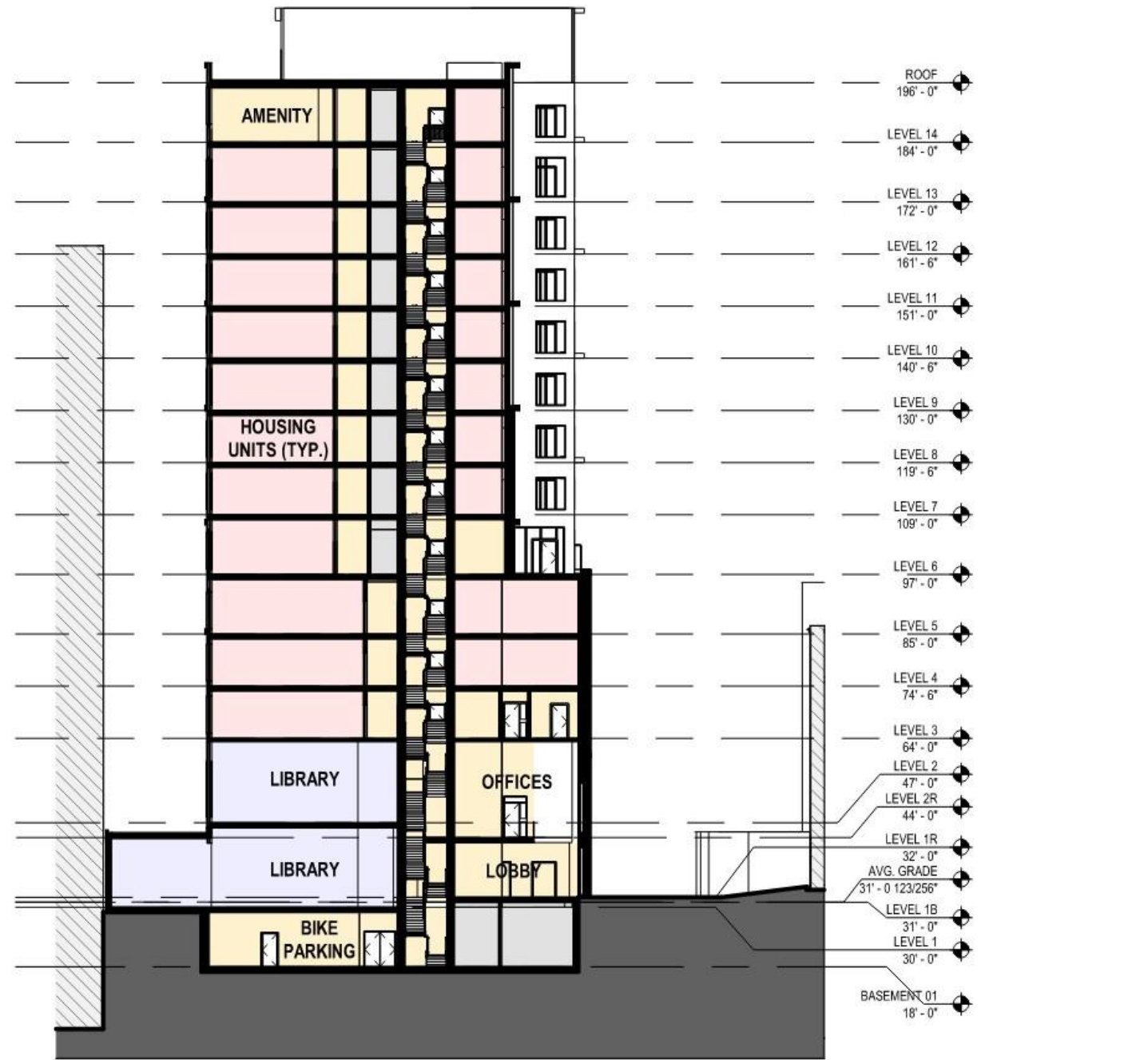


Building Sections - Transverse

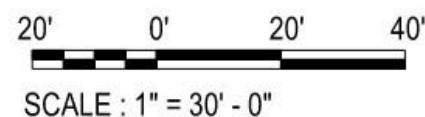


BUILDING SECTION

SECTION C-C



SECTION B-B



KEY PLAN

CAMBRIDGE ST.



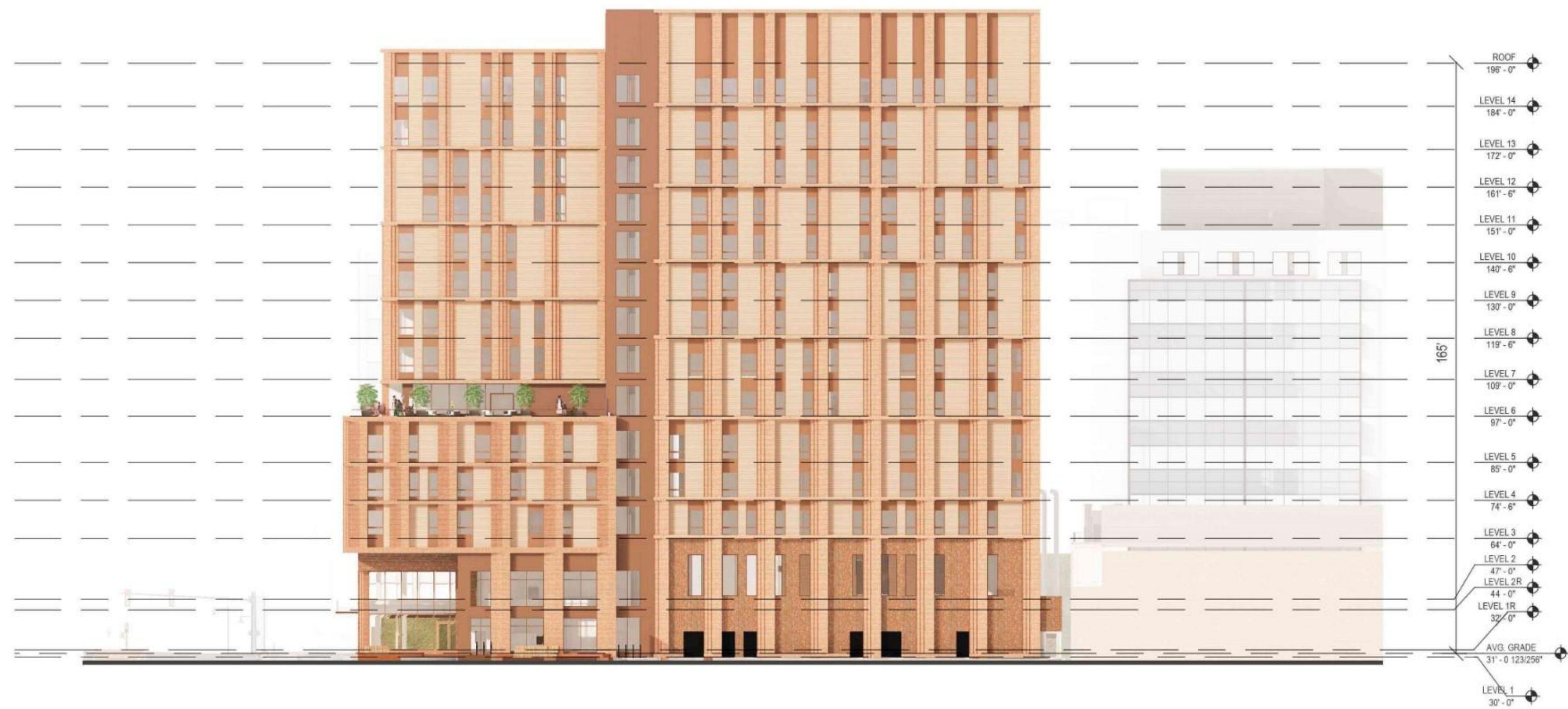
Building Elevation - South



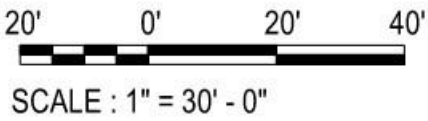
BUILDING ELEVATION - SOUTH

20' 0' 20' 40'
SCALE : 1" = 30' - 0"

Building Elevation - East



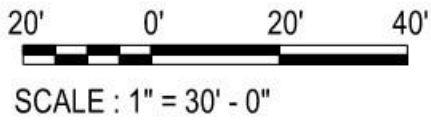
BUILDING ELEVATION - EAST



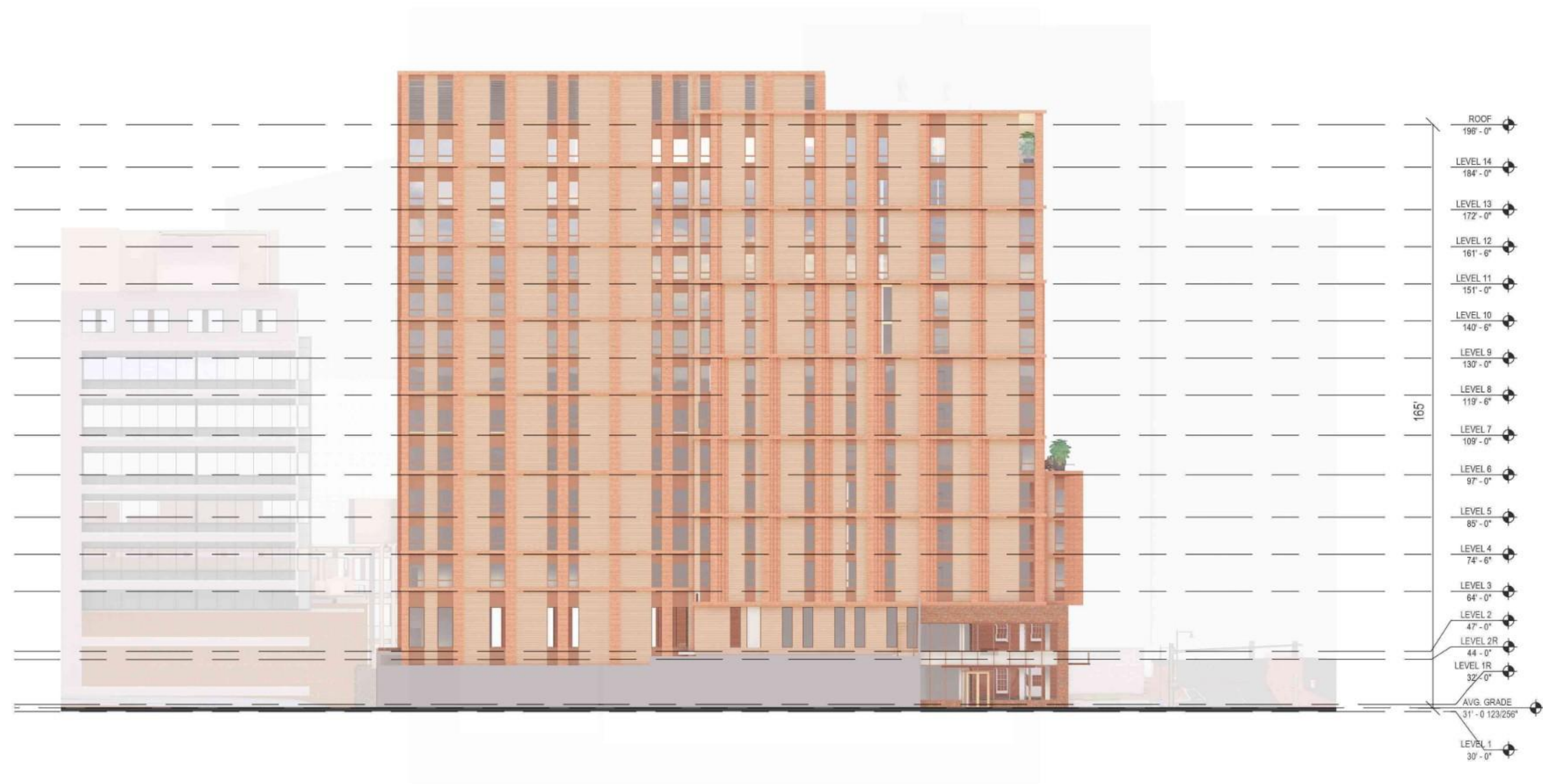
Building Elevation - North



BUILDING ELEVATION - NORTH



Building Elevation - West



BUILDING ELEVATION - WEST

20' 0' 20' 40'
SCALE : 1" = 30' - 0"